

# Township of Readington

## Code Enforcement

### Utility Shed Information

Three thresholds exist for when planning and applying for the installation of a garden type shed or similar structure.

- 1) Structures 100 square feet or less, 10 feet or less in height, accessory to a residential property and do not contain water, gas, sewer or oil service require only a zoning permit (\$35.00). A site plan showing the location and setbacks is required for this permit. Sheds must be anchored to the ground. Electrical permits are required if service is provided. If water, gas, sewer or oil service is provided a construction permit is required for sheds in this category.
- 2) Structures greater than 100 square feet but not exceeding 200 square feet, 10 feet or less in height and is accessory to a residential structure. Structures in this category require the approval as noted above as well as a building permit from the township. If the shed is a pre-fab, a copy of the brochure showing style, dimensions and construction specs is required. If site-built, 2 copies of detailed construction drawings showing floor plan, elevations and typical cross-section must be submitted. It is recommended that either structure be supported by a minimum of a 4" bed of stone or a 4" concrete slab. The shed must be dimensionally stable (integrated floor system) and must be anchored.
- 3) Structures that exceed either 200 square feet or 10 feet in height or are accessory to a use other than a residential property require zoning approval and building specs as noted in 2 above *and* require a foundation system. The design of the foundation system depends on the size, spacing and type of structural framing members. An anchoring system is also required between the footing and the shed.

Additionally, the following items may need to be addressed:

- 1) Plans for site built sheds may be prepared by the homeowner or licensed NJ architect *only*.
- 2) Association approval if a member of a homeowners association.
- 3) If electric or plumbing is to be supplied, plans must show all required details and the appropriate subcode form submitted.

### Required Inspections

Footing: After the holes are dug and prior to placement of concrete

Final: After completion of all work and before the shed is in use. Note: If interior finishes are to be applied, a separate framing inspection is required.